



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Special Hearing of December 5, 2011
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	805 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *The special hearing of December 5, 2011 will be televised live on County Santa Barbara Television (CSBT) Channel 20 at 9:00 a.m. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of this special hearing will be on Wednesday, December 7 at 5:00 p.m., Saturday, December 10 at 5:00 p.m., and Sunday, December 11 at 5:00 p.m. on CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** Commissioner Valencia was absent.
- IV. **PUBLIC COMMENT:** None.
- V. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1 11GOV-00000-00015 **Rice Ranch Public Open Space and Trail**
Easement Acquisition Government Code Consistency Orcutt
John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Planning & Development, Parks, and General Services Departments, to consider case no. 11GOV-00000-00015, application filed on November 18, 2011, for a determination that the proposed acquisition by dedication to the County of 1) 306 acres of open space in fee, and 2) public trail easements – all within the boundaries of the Rice Ranch Specific Plan (Orcutt Community Plan Key Site 12) – is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(c). The site is identified as Assessor Parcel Numbers 101-380-001, -002, and -003; 101-390-001; and 101-400-001, -002, and -003, located south of Rice Ranch Road, in the Orcutt area, Fourth Supervisorial District.

ACTION: **Continued the item to the hearing of December 7, 2011, at the request of the Commission.**

Blough/Cooney **Vote: 4-0 (Valencia absent)**
Appeal process not applicable.

VI. STANDARD AGENDA:

- 01GPA-00000-00009**
- 01RZN-00000-00015**
- 08DVP-00000-00012**
- 09TRM-00000-00001**
- 09RDN-00000-00001**

1.	11GOV-00000-00012	Cavaletto Tree Farm Housing Project	Goleta
	11EIR-00000-00002	Anne Almy, Supervising Planner (805) 568-2053	Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Jeff Nelson, agent for the applicants, to consider Case Nos. 01GPA-00000-00009, 01RZN-00000-00015 [applications filed on December 31, 2001], 08DVP-00000-00012 [application filed on March 28, 2008], 09TRM-00000-00001 [application filed on June 6, 2009], 09RDN-00000-00001 [application filed on August 3, 2009], and 11GOV-00000-00012, proposing:

- a) to amend the Santa Barbara County Comprehensive Plan Land Use Element for the 26-acre subject property by changing the Land Use Designation from Agriculture (A-I-5) to Residential-4.6 (RES-4.6);
- b) to rezone the property from AG-I-5 to DR-4.6 in compliance with Chapter 35.104 of the County Land Use and Development Code;
- c) approval of a Development Plan to develop 135 residential units and common area facilities, in compliance with Section 35.82.080 of the County Land Use and Development Code;
- d) approval of a Vesting Tentative Map to divide 26 acres into 70 lots of varying sizes to accommodate 135 dwelling units, public and private roads, and common open space areas, in compliance with County Code Chapter 21;
- e) the naming of proposed private and public roads which will serve the proposed parcels, in compliance with Chapter 35.76 of the County Land Use and Development Code; and
- f) to determine that the land exchange is consistent with the Comprehensive Plan in compliance with Government Code Section 65402(a); and
- g) to certify the Environmental Impact Report (11EIR-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara and on our website at www.sbcountyplanning.org. The application involves AP Nos. 069-100-006, -051, -054, and -057, located at 555 Las Perlas Drive in the Goleta area, Second Supervisorial District. (Continued from 10/19/11 and 10/26/11)

ACTION: Continued the item to the hearing of January 11, 2012, at the request of the Commission.

Brown/Brooks **Vote: 3-0-1 (Valencia absent; Blough abstained)**
Appeal process not applicable.

2. 10TRM-00000-00001 Park Hill Estates v.2 Subdivision Goleta
11NGD-00000-00013 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-8068

Hearing on the request of Jeff Nelson to consider Case No. 10TRM-00000-00001, [application filed on May 4, 2010] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to divide 14.87 acres into 18 lots of varying sizes, including 16 residential lots, on property zoned 1-E-1; and to adopt the Negative Declaration (11NGD-00000-00013) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Land Use, Noise, Public Facilities, Transportation, and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 059-290-041, located at 4700 Via Los Santos, in the Goleta area, Second Supervisorial District. (Continued from 11/02/11)

ACTION: Continued the item to the hearing of January 25, 2012, at the request of the Commission.

Brown/Blough

Vote: 4-0 (Valencia absent)

Appeal process not applicable.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at www.sbcountyplanning.org

Dianne Meester Black
Secretary to the Planning Commission